

**MINUTES OF FRANKLIN PLANNING COMMISSION
TUESDAY, AUGUST 16, 2011
HOMESTEAD DINNING ROOM**

MEMBERS PRESENT: Doug Clark, Clark Hubbard, Dan Larivee, Gerard Tremblay, David Lucey and Peter Kittell.

OTHERS PRESENT: Heidi Britch-Valenta (FWC) & Sara Rainville, Secretary.

Clark called the meeting to order at 7:03 p.m.

FRANKLIN WATERSHED COMMITTEE:

Heidi Britch-Valenta was welcomed to the meeting. Heidi gave all members present a copy of the VLCT's *Protecting Vermont's Lakes through Shoreland District Zoning* paper. Discussion was had on where the PC stands on Shoreland Zoning and that they are still working on this in the current update process with NRPC.

Heidi further noted that there are now many options for camps when it comes to septic systems. She stated that the VLCT model she handed out suggests that a 100' buffer be used for all structures in the Shoreland District.

Heidi updated the PC on the current Waste Water Feasibility Study that is going on in the Village and Shoreland/Recreation District at Lake Carmi. About 50% of the surveys from the campers have been received back. This study group is hoping to have a report out to the public by late Fall.

The Watershed group has had an AmeriCore group here for four weeks, some of the projects that they have been working on are: North Beach cleanup, lake roads cleanup, Homestead septic system work, stream clean outs and Town Hall cleanup & painting. This fall the Watershed group will continue its cover crop program with area farmers.

Heidi was thanked and she exited the meeting.

APPROVAL OF MINUTES:

Motion was made by Doug/Dan to approve the minutes from July 19, 2011. Clark asked if there was any further discussion, none had. All voted in favor, minutes accepted as read.

TOWN PLAN REVIEW:

All members received a copy of the Town Plan Draft in the mail from NRPC. Seasonal dwelling conversions were discussed.

OLD BUSINESS:

Zoning Updates:

Definitions in the 7/14/11 draft of the Town of Franklin Development Regulations were reviewed. All members agreed to remove the word "erected" from all definitions as it is redundant. Changes were made to the following definitions: accessory structure, dwelling unit, essential public services, light industry, lodging establishment, and public facilities.

A packet of suggested zoning updates was handout by Sara from Robert Irish, ZA.

David/Gerard made the motion to accept the following Conditional Use changes suggested by ZA:

B-Property must have off road parking for two cars; the ZBA will use the space criteria specified in the bylaws parking section to determine if sufficient space exists, the applicant will provide the ZBA a map showing the proposed parking area.

C-A State approved septic system for year round use; the applicant will provide a State permit for a year round septic or for systems installed while Franklin had jurisdiction for septic systems the applicant may provide the ZBA with a letter from the Town stating that the septic system meets the required standard in lieu of a State permit. Also, the State exemption for year round use, the dwelling must be occupied for more than 180 days in a single year, does not meet the Town standards for a State approved system.

D-The property must have year round access to potable water; there must be an on sight well or public water system; lake water or water carried in from offsite does not meet the requirement for the item. The site of the well must be noted on the property map provided to the ZBA.

E-For lot sizes less than 40,000 square feet a waiver may be obtained; the ZBA may grant waivers for setbacks; Approved 30' setback from village roads, 25' setback from the lake. There is no setback from private roads.

Motion also includes making these changes in the zoning regulations update dated 7/14/11 on page 15, table 3.2. Discussion was had. All voted in favor, changes were accepted. Sara will forward on the minutes to Greta at NRPC for her to add to the zoning regulation draft that the PC is currently working on.

NEW BUSINESS:

Clark would like everyone to review the Town Plan Draft for the September meeting. Also, Greta will be at the September meeting and will be review the Shoreland District with members.

Next Planning Commission meeting is scheduled for September 20, 2011.

Motion made by David/Gerard to adjourn the meeting. All members in favor, meeting adjourned at 8:30 p.m.

Respectfully submitted,

August 17, 2011

Sara Rainville, Acting Secretary

Note: These minutes are not final until approved by the Planning Commission at their next regular meeting.

Minutes were approved September 20, 2011.